

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of the City of Lake Jackson met on Monday, March 2, 2020 at 6:30 p.m. in Regular Session at 25 Oak Drive, Lake Jackson, Texas, in the Council Chambers at the Lake Jackson City Hall with the following in attendance:

Bob Sipple, Mayor
Jon J.B. Baker, Council member
Matt Broaddus, Council member
Gerald Roznovsky, Council member
Buster Buell, Council member
Vinay Singhanian, Council member

William P. Yenne, City Manager
Modesto Mundo, Asst. City Manager
Alice Rodgers, City Secretary
Sherri Russell, City Attorney
Sabrina England, Public Works Director
Paul Kibodeaux, Police Chief
Sal Aguirre, City Engineer
Athelstan Sanchez, Asst. City Engineer
Eddie Herrera, Engineering Tech
Sabrina England, Public Works Director
Jeremy Bubnick, Parks & Rec Director
David Walton, Building Official

PLEDGE OF ALLEGIANCE

2 members of Boy Scout troop 325 led the pledge of allegiance.

INVOCATION

Council member Baker led the invocation.

VISITORS

Glen Jones asked for the Council agenda packet to be placed on the website.

Sue Cornell stated she was here to learn more about the Alden Subdivision and wanted to make sure we keep Lake Jackson extraordinary and not ordinary.

COMMENDATIONS

There were no commendations.

PRESENTATIONS

There were no presentations.

CONSENT AGENDA

- A. Approval of Minutes – February 17, 2020
- B. Boards and Commissions
- C. Monthly Investment Report
- D. Approve annual membership to the Texas Municipal League in the amount of \$3,651.00
- E. Accept resignation from Library board member, Lucy Weeks
- F. Approval Aerial Spraying for the Brazoria County Mosquito Control District

On motion by Council member Buell second by Council member Singhanian with all members present voting “aye” the consent agenda was approved as follows:

- A. Approval of Minutes – February 17, 2020 - approved
- B. Boards and Commissions - accepted
- C. Monthly Investment Report - approved
- D. Approve annual membership to the Texas Municipal League in the amount of \$3,651.00 - approved
- E. Accept resignation from Library board member, Lucy Weeks - accepted
- F. Approval Aerial Spraying for the Brazoria County Mosquito Control District - approved

UPDATE ON BRAZOSPORT SCHOOL DISTRICT FROM DANNY MASSEY

Danny Massey, Superintendent for Brazosport Independent School District was present to thank Council for their partnership with BISD and to give an update on what is going on with BISD. Mr. Massey recognized the following in attendance: Clarasell Davis, John Ratel, Brent Jaco they are part of his leadership team that help supervise the principals. Rita Pentavalley, Brazoswood Principal, Dr. Trisha Sang, Lake Jackson Intermediate School Principal, Kimberly Zeal, Rasco Middle School Assistant Principal, Jennifer Neighbor Roberts Elementary, Laura Morris, A. P. Beutel Elementary, Julie Evans Principal and Mandy Bundick Assistant Principal Bess Brannen Elementary.

Mr. Massey presented a bar graph that showed BISD’s TAC ratings that exceeded the ratings of the neighboring districts and a graph of the state rating to other high performing districts showing that BISD competes with those districts.

Mr. Massey reported on each campus and how well they performed. He stated that with the opening of the new Roberts Elementary and Bess Brannen Elementary, Elizabet Ney Elementary will be converted to an early childhood campus serving between 150-200 four year olds all day pre-kindergarten and special education 3 year old students.

He reported on Brazoswood High School as well and stated there will be a new high school campus.

DISCUSS AND CONSIDER A REQUEST OF ABANDONING A 10-FOOT ALLEY EASEMENT ADDITION TO A 6-FOOT ALLEY DESIGNATED AS A 16-FOOT ALLEY IN THE NORTH 10- FEET OF LOT 7, BLOCK 2 OF THE SHADY OAKS SUBDIVISION RECORDED IN VOLUME 904, PAGE 269 OFFICIAL RECORDS OF BRAZORIA COUNTY, TX. LOCATED BEHIND THE DAIRY BAR AT 202 PLANTATION DRIVE

Sal Aguirre stated this is the first of three items. This item involves the 6 foot alley in the Shady Oaks Subdivision. To his knowledge this alley has not been used for anything in the past. This has created problems in the past in that it is fenced in and allows collection of trash and weeds. Ms. Harnden is trying to obtain this property. She is only looking into the portion of alley easement that pertains to her property being lots 6 & 7 in order to maintain it. She said she approached the neighbors that back up to this property. He stated the lots that are adjacent to this property are Lot 8, 10 and a portion of Lot 11.

Mr. Yenne stated that at the last meeting we only had the 6 foot easement on the agenda and that this item is for the 10 foot and 6 foot alley easement.

Connie Ertly 114 North Shady Oaks, she owns lots 5.5, 6 and a portion of the abandoned street. Her property is not behind Ms. Harnden.

Mr. Aguirre stated this item only involves the property adjacent to Ms. Harnden. It would not involve Ms. Ertly’s lot.

Mr. Yenne stated Ms. Harnden had asked for the whole alley way easement to be deeded to her. She told

Council she had spoken with the adjoining property owners already. Technically when an easement has been abandoned it is divided between the two adjoining properties.

Jamie Deleon 202 North Shady Oaks said his property is directly behind the Dairy Bar and he was not in favor of this. There are a lot of times people throw trash over the fence. He was worried about his child in the back yard with people throwing trash over the fence. He preferred having the alley with the two fences. Last fall a vehicle drove through the fence. He liked the thought of two fences preventing a vehicle from driving into his yard.

Sal Aguirre stated this is different from what Ms. Harnden had told Council. She had indicated that she spoke with the adjoining neighbors and that the neighbors were in agreement.

Mr. Deleon said Ms. Harnden told him she wanted to put up just one fence and have the easement cleaned out and possibly putting down concrete or some material to keep the grass from growing.

Mr. Aguirre recommended deferring this item until Ms. Harnden and the residents could be present.

Council asked that all three of the items pertaining to this alley be deferred to the next meeting when Ms. Harnden can attend. Staff will contact all the adjoining property owners.

DISCUSS AND CONSIDER AN ORDINANCE TO ABANDON A PLATTED 6-FOOT ALLEY EASEMENT LYING BETWEEN LOTS 6-7 & 8-10, AND PART OF 11 IN BLOCK 2 OF THE SHADY OAKS SUBDIVISION RECORDED IN VOLUME 4, PAGE 42 OFFICIAL RECORDS OF BRAZORIA COUNTY, TX AND A 10-FOOT ALLEY EASEMENT IN THE NORTH 10- FEET OF LOT 7, BLOCK 2 OF THE SHADY OAKS SUBDIVISION RECORDED IN VOLUME 904, PAGE 269 OFFICIAL RECORDS OF BRAZORIA COUNTY, TX. LOCATED BEHIND THE DAIRY BAR AT 202 PLANTATION DRIVE – FIRST READING

This item is deferred.

DISCUSS AND CONSIDER ABANDONING A 6-FOOT ALLEY EASEMENT BEHIND LOTS 1-5 & PART OF LOT 11 AND LOTS 12-15 & 19 IN BLOCK 2 OF SHADY OAKS SUBDIVISION RECORDED IN VOLUME 4, PAGE 42 OFFICIAL RECORDS OF BRAZORIA COUNTY, TX

This item is deferred.

DISCUSS AND CONSIDER TRAP, NEUTER AND RELEASE PROGRAM FOR FERAL CATS

Mr. Yenne stated that if the city is going to do this it would be good, as Mr. Roznovsky stated at the last meeting, to do some test areas like downtown or an apartment complex.

Council member Roznovsky asked if the SPCA has defined their program and what it will be. Once they have the city needs to find out what they need from us. If we go forward with this, it will require us to change some ordinances to allow this to happen. If we make the changes, they have to tie to the SPCA to fit with their program and not allow a neighborhood to do it outside of the SPCA program.

Mayor Sipple said that they did agree the first step was to see what our position was and then they will come back to us.

Council member Buell stated he understood that all cost to go to the SPCA. The SPCA was asking if the city wanted to participate.

Mayor Sipple said he has asked where the bulk of the problem is, and he said most calls come from

residents. He asked that Council start this in the most effective area.

Council member Buell stated he felt the SPCA should choose the test site.

Council member Roznovsky said the city needed to see the program first. They gave a presentation but did not present a program. He mentioned the downtown area because a citizen had told the council that there already is a test group there.

Staff will contact the SPCA for the program information.

DISCUSS PROPOSED PUD (PLANNED UNIT DEVELOPMENT) OF THE ALDEN PROPERTY NORTH OF FM2004, WEST OF SH288 AND SOUTH OF THE TEXAS GULF COAST REGIONAL AIRPORT

Mr. Yenne stated we have had 3 meetings to discuss this, there will be a meeting with staff scheduled for March 10th to discuss the number of single family equivalent water connections. Once staff has that information then staff together with Mr. Noteware's staff will meet for items like the roadway issues. We need to firm up the fact that they have dropped the 40 foot lots. The 45 foot lots will have a set maximum of 20 %, the 60 foot lots and above is a minimum of 30%, the multifamily is limited to 500 units for a standard multifamily unit and 250 for assisted living/active adult. Our intent is to have most of this worked out by March 23. Then a public hearing with the Planning Commission on April 7th and with City Council on April 20th.

Sal Aguirre stated that this item is also included on the Planning Commission agenda.

Sue Darcy stated the gated community needs to be addressed.

Mr. Yenne stated any gated community would have to build their streets to city standards. That is done in the event the city is asked to take over the private roads.

Mayor Sipple stated the city has not heard whether or not the extension has been granted.

Juan Serano with META stated the last workshop was very productive and they are working on revised language for submittal. Things like gated areas and the streets being built to city standards is language that should have been included in the submittal. The lots sizes will also be addressed.

Mr. Yenne stated that by the time we get to the workshop the application needs to be complete and submitted so that it can be published on the website. We just need to make sure all the details are in the paper.

Council member Buell said last Monday was a good meeting and waiting on the items Mr. Yenne mentioned to be worked out.

Council member Singhania said he wanted to hear what the members of the audience had to say.

Council member Roznovsky said he will be interested to see what will be presented next. He was concerned with the numbers that were floated around during the week such as the apartment numbers. He is anxious to see what will actually be developed in this subdivision. He is not terribly happy with 45 foot lots. His concern on lot sizes is the density of homes. High density housing has not been the best thing for our community. When people talk about high density homes, they talk about starter homes that become forever homes. He stated he wished the roads were going to be 30 feet wide instead of 27 feet due to cars parking in the roads and the difficulty first responders have getting through.

Juan Serano said they listened to what was said and put caps on the smaller lot homes. They went back and fine-tuned the PUD per the market analysis that was prepared regarding the high density units. With a cap of 3,000 homes over 900 acres is 3 homes per acre.

Council member Roznovsky said he was glad to see a cap on the smaller lots. He sees the number of apartment complexes going up and down in the document. He stated he had concerns on billboards. Driving down SH288 mostly what you see is apartment complexes. He hoped did not want to see apartment complexes all down the highway when you come into Lake Jackson. He felt Lake Jackson has hit the saturation point on apartments.

Juan Serano stated they reduced the cap on multifamily and was more specific of what multi family is. There is a standard multifamily complex and an age restricted multifamily complex. There will be architecture standards to ensure they blend with the development.

Council member Roznovsky talked about this group once investors are satisfied and gained return, they sell out. Then we have another developer coming in and not reading the PUD the same way the architecture is changed. When we sign off on the PUD, what we want in the city needs to be in the PUD.

Mr. Yenne stated the legislature took away the city's ability to place architectural standards on building materials. It will have to be something done through the homeowner's associations.

Sherri Russell said she was going to look to see if the development agreement could be adopted as part of the PUD.

Juan Serano said the concerns they have heard across the metro area is not necessarily the enacting the document it is the enforcement component.

Sherri Russell said the law may not last forever.

Council member Roznovsky asked what the market ranges were they were looking for in the single family residences as far as square footage and pricing.

Juan Serano said he did not have the information with him, but they will provide some information for the next workshop.

Council member Roznovsky stated the people in the audience deal with this industry and can tell you if we need starter homes or second level homes.

Juan Serano stated there would be a wide mix of homes. That is the beauty of a Master Planned Community. It allows you to have the variety and maintain property values.

Council member Roznovsky said when they first came in, they said they would do a blending of single family and T-1. Is that still the case? In a neighborhood would there be some 60 footers and some 45 footers? Or will it be there are the high end houses are located and here is where the 45footers will be located.

Juan Serano said every builder has a different preference. The vast majority of builders in the Houston area prefer to have smaller enclaves of similar product. You could have 50-100 lots of the same size or price range within \$50,000 up and down that is maybe built out by 2 or 3 builders. Next to it could be a separate product that is 5 feet up or down to widen the price range. There is blending of product throughout your drive and circulation of the community. There are very few builders that would build a

70 foot lot next to a 45 foot lot unless it is a very specific product.

Council member Roznovsky asked if there are going to be several builders will they buy a block of lots or will they pick what lots they want so you could have builder A building next to builder B.

Juan Serano said that depends on the specific builder and the way they like to deliver lots. There are some larger builders that can buy whole sections for themselves.

Council member Broaddus stated that the faster we can get the information out to the public the better.

Charles Castleberry said what he has learned over time is don't rush into something because you can't change it. Huisache Street was put in with deviations of city standards and now you see what you have. Oakwood Shores Subdivision (in Richwood) came to his office touting it would be a great subdivision and now that the developers have left the city will have to pick up the tab to complete the subdivision. Don't rush into anything. The realtors and residents want things left just the way it is.

Mayor Sipple stated this will be the entry point for Lake Jackson and needs to showcase Lake Jackson. He thanked everyone for their work on this document. He stated is has been stressed over and over that we want this to be a first class development. He said the city does not allow billboards and we do not want SH 288 to be an alley of signs. He has spoken with Mr. Noteware regarding this.

Sue Cornell asked if anyone has considered the flooding issues. Have the Jackson Oaks residents been advised of this?

Mr. Yenne reviewed the drainage power point for the Alden Development.

Josie LaChance thanked staff and city council for their work on this document, along with Mr. Noteware and his team for their interest in developing in the City of Lake Jackson. She stated this will have an impact on our local businesses and will add a lot of value.

UPDATE FROM COUNCIL LIAISONS ON BOARD AND COMMISSION MEETINGS THAT HAVE HAPPENED SINCE THE LAST COUNCIL MEETING ON THE FOLLOWING BOARDS THAT HAVE MET: PLANNING COMMISSION, TRAFFIC COMMISSION, LIBRARY BOARD, KEEP LAKE JACKSON BEAUTIFUL COMMISSION, PARKS & RECREATION BOARD, YOUTH ADVISORY COMMISSION, SENIORS COMMISSION, ZONING BOARD OF ADJUSTMENTS, DANGEROUS STRUCTURE DETERMINATION BOARD, LAKE JACKSON DEVELOPMENT CORPORATION

Council member Roznovsky stated that LJDC met last week and most of their time was spent on marketing studies and that the Buxton contract will be coming to an end and do we want to continue the contract or work with the information they have given us.

Council member Roznovsky stated the Dangerous Structure Determination Board will meet later this week. He is involved with the Hotel Occupancy Tax Board and they are working with marketing and printed flyers and handouts.

Council member Roznovsky stated there were things stated in the facts and he felt they were wrong as this is one of the hardest working city council and group of volunteers.

Council member Broaddus stated he did not make the parks board as he was out of town, but the hike and bike committee will be updating their master plan and will bring it to council.

Council member Buell asked for his boards to be added to the agenda.

Council member Singhania stated his intention was not for everyone to have to make a comment on all the boards but if there was something that needed to be brought to the council's attention it could. He attended the Library Board meeting and they are thankful to the Bond Committee for the flooring. They would like to see the issues with the ac units to be addressed.

Mayor Sipple said YAC was out this weekend and planted between 50-70 trees. YAC attended a KTB conference in Buda. The group has won several awards at Keep America Beautiful.

Council member Buell said he is on the Animal Shelter Board with himself and 2 other mayors and 3 SPCA members they meet 4th Tuesday of the month, they have developed outstanding relationships with our Animal Control Officers. They have really turned things around from what happened in the past. He stated he and Dunkin his dog went to the dog park and he met a young lady that was from Angleton who said how much nicer the dog park was than Angleton's.

UPDATE ON CONSTRUCTION PROJECTS

- a. Construction Funds Financial Update
- b. Sidewalk Projects
- c. Utility Repair Projects
- d. Drainage Repair Projects
- e. Woodland Park Paving Project

Sal Aguirre gave the update on the construction projects.

ITEMS OF COMMUNITY INTEREST

Council member Singhania asked where we were on the Customer Convenience Center. Mr. Yenne stated it is still in the design phase.

Council member Singhania asked about the traffic counters on Circle Way. Mr. Yenne stated there was a neighbor concerned there was speeding on this road, however the counters showed the 85 percentiles was 32 mph.

Council member Roznovsky said coming into town the KLJB entry sign is beautiful.

Council member Roznovsky said driving down Plantation going to Medical Drive it would be nice to have a sign indicating Walnut Street.

Council member Roznovsky said the Medical Drive asphalt section is getting bad.

Council member Broaddus encouraged everyone to vote in the primary election tomorrow.

Mayor Sipple said there was some surveyors on SH288 and asked if we knew what it was for? Staff will contact TxDot to see what the stakes are for.

ADJOURNMENT

There being no further business the meeting adjourned at 8:15 p.m.

These minutes read and approved this _____ day of _____ 2020.

Bob Sipple, Mayor

Alice A. Rodgers, City Secretary